

01-0-1518

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-01-40
8-14-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-05.005(1)(b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Day Care Center** is hereby approved. Said use is granted to **Marlene Rush-Mackey** and is to be located at **1581 Fairburn Road, S.W.** to wit:

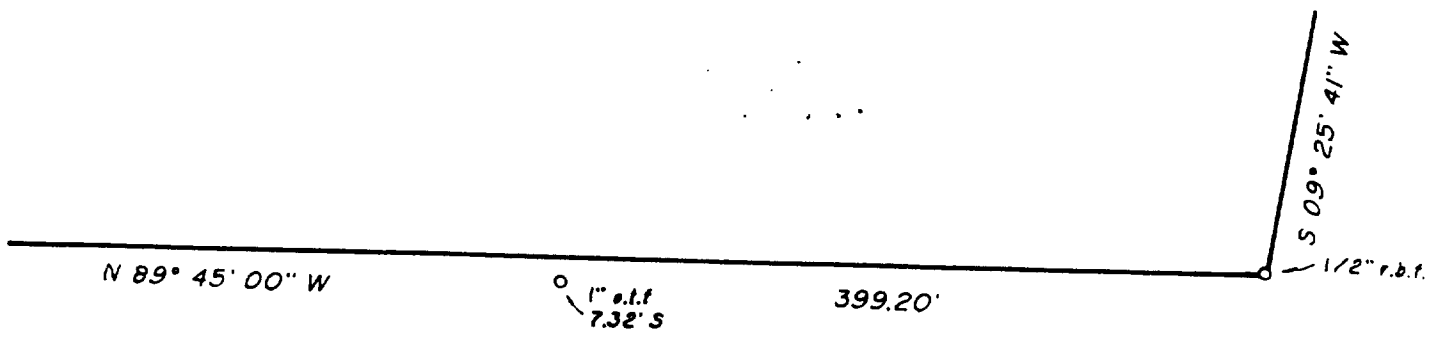
ALL THAT TRACT or parcel of land lying and being in Land Lot 8 of the 14th District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for U-01-40

Site plan entitled "Got Kidz?, Inc.," prepared by Pearson and Associates, Inc., dated July 11, 2001, last revised August 8, 2001 and marked received by the Bureau of Planning August 14, 2001.



With re
hereby
Kidz, IL

U-01-40

Legal Description

All that tract or parcel of land lying and being in Land Lot 8 of the 14th FF District of Fulton County, Georgia and being more particularly described as follows:

7, dated July 11,
corded in Deed
VEY

Beginning at a 1/2 inch rebar set on the westerly right-of-way of Fairburn Road (50' R/W) said 1/2 inch rebar set being 108.2 feet southeasterly from its intersection with the north line of Land Lot 8; thence along said right-of-way of Fairburn Road along a curve to the right an arc distance of 100.00 feet (being subtended by a chord distance of 99.86 a bearing of South 05 degrees 35 minutes 10 seconds West and a 540.14 foot radius) to a 1/2 inch rebar set; thence departing said right-of-way South 88 degrees 45 minutes 13 seconds West a distance of 446.15 foot to a 1 inch crimped top pipe found; thence South 09 degrees 25 minutes 41 seconds West a distance of 194.57 to a 1/2 inch rebar found; thence North 89 degrees 45 minutes 00 seconds West a distance of 399.20 feet to a 1 inch pipe found; thence North 05 degrees 37 minutes 58 seconds East a distance of 444.80 feet to a 1/2 inch rebar set; thence North 86 degrees 13 minutes 43 seconds East a distance of 435.00 feet to a 1 inch crimped top pipe found; thence South 09 degrees 18 minutes 47 seconds West a distance of 189.92 feet to a PK nail set; thence North 87 degrees 59 minutes 25 seconds east a distance of 440.13 feet to said 1/2 rebar set and the POINT OF BEGINNING. Said tract containing 5.3426 acres as shown on survey prepared by Pearson & Associates, Inc. dated July 11, 2001.

TOGETHER WITH those easement rights arising under that certain Authorization for An Easement with the Florence Jackson Academy on the Melvin Drive Site by Lester W. Butts, dated August 13, 1990, filed for record September 14, 1990 at 11:43 a.m., recorded in Deed Book 13702, Page 45, Records of Fulton County, Georgia.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA.

REFI

1. SUBDIVISION OF HENRY C. E W.T. POSTON, DATED JULY : COUNTY RECORDS.

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[illegible]

1. List of Special Exceptions

Part II, Schedule B
issued by
Chicago Title Insurance Company
Commitment Number 2-12766(411)
effective dated June 01, 2001

It was at a "redneck" set on the westerly right-of-way of Parthian Road (SR 16) W. and I was driving a Ford Bronco. I was driving north on the right-of-way and I saw a Ford light-truck of Parthian Road driving a curve to the right on a drainage easement. I was driving on the right-of-way and I saw a Ford light-truck of Parthian Road driving a curve to the right on a drainage easement by a third distance of 97 to a bearing of South 65 degrees 15

Notes: the kind of any other easements or rights-of-way of which the undersigned has been advised, the party walls, the encroachments on adjoining premises, streets or alleys, the site of the kind of any encroachments from adjoining premises by buildings, structures or other improvements situated on adjoining premises except as shown

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IN ADVISORS OF BROWN & BROWN & SELLER BROWN PROPERTY, PHILADELPHIA, PA. 19103, DATED JULY 27, 1964, RECORDED IN PAV BOOK 52, PAGE 27, P. 1100
ON NEW RECORDS.

LAND LOT 8
FULTON COUNTY,
GEORGIA
14TH DISTRICT
JULY 11, 2001
SCALE: 1" = 60'